BILL GARRETT, Davidson County
Trans:T20150035710 DEEDQC
Recvd: 05/08/15 10:58 2 pgs
Fees:12.00 Taxes:0.00
20150508-0042287

This Instrument Was Prepared By & Return To:
Gregory S. Perrone, PC
109 Westpark Drive, Suite 330
Brentwood, TN 37027

New Owner(s):	Send Tax Bills To:	Map and Parcel #
GREGORY L. POWELL **1910 21st AVENUE SOUTH** **NASHVILLE, TN 37212**	**New Owner**	**104 12 0 079.00** **104 12 0 080.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **DAVID A. FLOYD, JR.,** by these presents does hereby quitclaim and convey unto **GREGORY L. POWELL,** his heirs and assigns, all of his right, title and interest in and to the following described tracts of land:

Tract One

Land in Davidson County, Tennessee, being the South ½ of Lot No. 77 on the Map of Christopher & Kirkman Addition, of record in Book 57, Page 158, Register's Office for said County.

Said part of said Lot runs from 50 feet on the East side of 21st Avenue South or Hillsboro Pike and runs back between parallel lines 161 feet more or less to an alley.

Being the same property conveyed by Warranty Deed from William I. Solomon Village Limited Partnership to Powell-Floyd Properties, LLC as recorded on the 27th day of July, 2005 in Instrument No. 20050727-0087248. The same Powell-Floyd Properties, LLC having since quitclaimed a 50% undivided interest to David A. Floyd, Jr., and a 50% undivided interest to Gregory L. Powell.

Tract Two

Land in Davidson County, Tennessee, being the Northerly half of Lot No. 77 on the Plan of Christopher and Kirkman's Belmont Park Addition, as of record in Book 57, Page 158, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 77 fronts 50.0 feet on the Easterly side of 21st Avenue South, formerly the Hillsboro Pike, and runs back between parallel lines 161.0 feet, more or less, to an alley.

Being the same property conveyed by Warranty Deed from Joel W. Solomon, Jr. to Powell-Floyd Properties, LLC as recorded on the 2nd day of September, 2005 in Instrument No. 20050902-0105495, in the Register's Office of Davidson County, Tennessee. The same Powell-Floyd Properties, LLC having since quitclaimed a 50% undivided interest to David A. Floyd, Jr., and a 50% undivided interest to Gregory L. Powell.

This is improved property known as **1910 and 1912 21st Avenue South, Nashville, TN 37212**.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

The said Quitclaim Deed was prepared solely upon the information provided by the parties and no title examination or research was requested of or conducted by the preparer thereof.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

DAVID A. FLOYD, JR.

STATE OF Tennessee
COUNTY OF Davidson

On this 29th day of April, 2015, before me personally appeared **DAVID A. FLOYD, JR.** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand this 29th day of April, 2015.

KELLIE HIGHFILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

Kellie Highfill
Notary Public
My commission expires: 9/11/17

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer of property is **$ -0-** and no other monetary consideration.

Affiant

Sworn to and subscribed before me this 29th day of April, 2015.

KELLIE HIGHFILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

Kellie Highfill
Notary Public
My commission expires: 9/11/17